

NEW BUSINESS

2021-0426 Request for Final Site Condominium Plan Recommendation - City File No. 19-031 - Camden Crossing Site Condos, a proposed 25-unit, detached single family condominium development on 9.36 acres located on the north side of Hamlin Rd., between Livernois and Rochester Rd., zoned R-3 One Family Residential with MR Mixed Residential Overlay District, Parcel Nos. 15-22-451-029, 15-22-451-002 and part of 15-22-451-022, Camden Crossing, Applicant

Mr. Gaber stated that he wished to recuse himself from this Agenda item as he represents the applicant group in other matters.

Chairperson Brnabic excused Mr. Gaber from this item and he left the dais.

(Staff Report dated March 9, 2022, site plans, and letter from the applicant had been placed on file and by reference became part of the record).

Present for the applicant were Jim Polyzois on behalf of Camden Crossing, 14955 Technology Dr., Rochester Hills, MI 48315 and Ralph Nunez of Nunez Design, 249 Park Street, Troy, MI 48083.

Ms. Kapelanski stated that the applicant is seeking approval of the final site condominium plan this evening for Camden Crossing. She noted that it is a 25-unit detached single family development on the north side of Hamlin. She explained that the site is begin developed under the MR overlay district and the Planning Commission recommended approval of the preliminary site condo on October 19, 2021, subject to a number of revisions, the biggest of those being the removal of one unit, making it 25 units instead of 26. She stated that the applicant did make those revisions including reducing the development to 25 units, and the City Council approved the preliminary site condo with those revisions in November of 2021. She stated that the applicant is before the Commission this evening to complete their requirements and receive their final site condo approval. She noted that staff reviews are recommending approval.

Mr. Nunez stated that there is only one slight change from the renderings, landscape and site plans that the Commission had seen before. He noted that it pertained to the landscape plant material that was at the northwest corner, and he explained that a husband and wife have a large single family residential lot that is about 200 feet in length adjacent to the property. He stated that the plan had plant material that would meet the required buffer requirements, and subsequently they were asked by the Commission to visit with the neighbors. He noted that the neighbors would like evergreens, arborvitaes; and what they did was took the plant material that was proposed as required by the ordinance and divided that by the price of arborvitaes, and those 18 arborvitaes will be placed in the adjacent neighbor's property at their direction. He stated that this

is the only change, with the exception of some engineering revisions. He stressed that these revisions did not change the site plan beyond the loss of the 26th lot and the addition of some open space.

Chairperson Brnabic expressed her thanks to the applicant for working so well with the neighbors.

Mr. Kaltsounis stated that this is a final site plan recommendation, which means that the Commission's job today is to ensure that the intent of the development that went through all of the processes and engineering meets the original intent that was approved in the preliminary phase many months ago. He stated that from what he sees it does, so he would like to move the motion in the packet. The motion was supported by Mr. Hooper, and a vote was taken.

Chairperson Brnabic noted that the motion passed unanimously and congratulated the applicant.

Mr. Nunez expressed his thanks to the Planning Department for their excellent job, and to Engineering and Forestry for their help in getting this through.

After the discussion and vote, Mr. Gaber rejoined the Commission.

A motion was made by Kaltsounis, seconded by Hooper, that this matter be Recommended for Approval to the City Council Regular Meeting,. The motion carried by the following vote:

Aye 8 - Brnabic, Dettloff, Hooper, Kaltsounis, Bowyer, Weaver, Neubauer and Struzik

Abstain 1 - Gaber

Resolved, in the matter of City File No. 19-031 Camden Crossing Condos, the Planning Commission recommends that City Council grants Approval of the Final Site Condominium Plan, based on plans dated received by the Planning Department on February 18, 2022, with the following findings and subject to the following conditions:

Findings

1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the zoning ordinance and one-family residential detached condominiums.
2. Adequate utilities are available to properly serve the proposed development.
3. The final plan represents a reasonable and acceptable plan for developing the property.
4. The final plan is in conformance with the preliminary plan approved by City Council on November 15, 2021.

Conditions

1. The following items must be addressed prior to issuance of a land improvement permit: submission of condominium documents including the Master Deed and Bylaws, to be reviewed by the City Attorney; Engineering approval of all permits and agreements; and

inspection and approval of tree protection and silt fencing by the City.

2. The land improvement permit must be issued prior to any trees being removed onsite.
3. Provide a landscape bond in the amount of \$170,515.45, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
4. Compliance with all outstanding staff review comments, if any, prior to final approval by staff.